

Note: Unless otherwise noted hereon, all subdivision perimeter corner monuments are 3/8" iron rods with orange caps marked "KILLEEN ENG".

Note: There shall be no direct vehicular access from Lots 1-36, Block 1 onto the marginal access street at the rear of lots.

CLEAR CREEK ROAD
S.H. 201

WEST VIEW
(CAB. D, SL. 4-C)

WATERCREST PLACE
(CAB. D, SL. 125-D & 126-A)

REFERENCE BEARING PER DEED
S 71°11'20" E - 528.50'



VICINITY MAP
N.T.S.

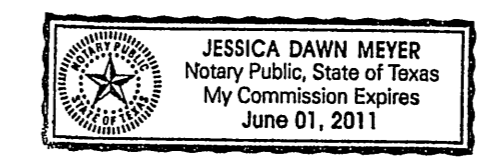
KNOW ALL MEN BY THESE PRESENTS, that KILLEEN SUNFLOWER, INC., a Texas Corporation, whose address is 2901 E. Stan Schlueter Loop, Killeen, Texas 76542, being the sole owner of that 20.209 acre tract of land in Bell County, Texas, part of the Thomas Robnett Survey, Abstract No. 686, which is more fully described in the dedication of SUNFLOWER ESTATES, PHASE FIVE, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City Council of the City of Killeen, Bell County, Texas, does hereby adopt said SUNFLOWER ESTATES, PHASE FIVE, as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killeen. The utility easements shown on said plat are dedicated to said city for installation and maintenance of any and all public utilities which the city may install or permit to be installed or maintained.

For: KILLEEN SUNFLOWER, INC., A Texas Corporation

Gary W. Pursler, Sr.
By: Gary W. Pursler, Sr., President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 12 day of January, 2010 by Gary W. Pursler, Sr.



Jessica Dawn Meyer
Notary Public, State of Texas

Approved this 22nd day of February, 2010, by the Planning and Zoning Commission of the City of Killeen, Texas.

John F. Baker
Chairman, Planning and Zoning Commission
Picki Parker
Secretary, Planning and Zoning Commission

Approved this 9th day of March, 2010 by the City Council of the City of Killeen, Texas.

Smithy L. Hancock
Mayor
Paula A. Melin
City Secretary



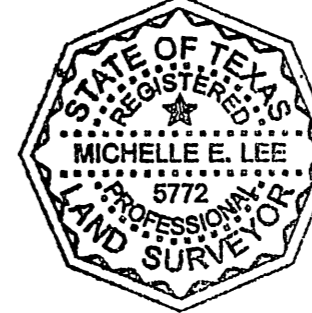
FILED FOR RECORD this 12th day of March, 2010 A.D.

Cabinet D Slide 291-A Plat Records of Bell County, Texas.

Dedication Instrument in Instrument No. 2010-00008330 Deed Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Michelle E. Lee, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the perimeter corner monuments shown hereon were properly placed or found under my personal supervision, in accordance with the Subdivision Regulations of the City of Killeen, Texas. This subdivision, SUNFLOWER ESTATES, PHASE FIVE, is located within the City Limits of Killeen, Texas.



Michelle E. Lee
Michelle E. Lee, RPLS (TX 5772)

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 24th day of February, 2010 A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

By: *Tammy T. Lewis*

LINE	LENGTH	BEARING
L1	121.57	S 18°58'51" W
L2	9.78	S 71°11'25" E
L3	33.92	S 53°51'24" E
L4	36.14	S 71°01'09" E
L5	9.67	N 71°11'25" W
L6	33.92	S 53°51'24" E
L7	9.85	N 71°11'25" W
L8	33.92	S 53°51'24" E
L9	6.14	S 71°01'09" E
L10	5.20	S 19°10'24" W

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	172°01'	100.00	30.25	15.24	N 62°31'25" W	30.14
C2	170°45'	125.00	37.44	18.86	S 62°28'16" E	37.30
C3	172°01'	130.00	39.33	19.82	N 62°31'25" W	39.18
C4	170°45'	95.00	28.46	14.34	S 62°26'16" E	28.35
C5	172°01'	70.00	21.18	10.67	N 62°31'25" W	21.10
C6	170°45'	155.00	46.43	23.39	S 62°26'16" E	46.26
C7	91°0'36"	130.00	20.82	10.43	N 66°36'07" W	20.80
C8	81°0'26"	130.00	18.51	9.27	N 57°56'07" W	18.49

NSW CLEAR CREEK ADDITION
(CAB. D, SL. 269-D)

ALVIN WARE
(VOL. 6196, PG. 872)

MARIE S. BUCHHOLZ TRUST
MARION SCHULZE, ELDON SCHULZE,
WELDON SCHULZE, HARLAN SCHULZE,
CHARLES SCHULZE, AND DENNIS SCHULZE
(VOL. 4283, PG. 418 & VOL. 5599, PG. 480)

REMAINDER
KILLEEN LAP, LTD.
(VOL. 5254, PG. 092)

FINAL PLAT

**KILLEEN ENGINEERING
& SURVEYING, LTD.**
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
(254) 526-3981 (254) 526-4351 Fax
TBPE REGISTRATION NO. 4200 TBPLS REGISTRATION NO. 100144-00

**SUNFLOWER ESTATES,
PHASE FIVE
KILLEEN, BELL COUNTY, TEXAS**

Project No.:	2009-052
Acres:	20.209
No. of Lots:	75
Scale:	1" = 100'
Date:	2/12/10
Design By:	FJP/MEL
Sheet No.:	1 OF 1